

MINUTES OF THE REGULAR MEETING

OF THE

COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

JANUARY 18, 2005

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, January 18, 2005, at 8:30 a.m. at Wentworth Gardens Fieldhouse, 3770 South Wentworth, Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present:	Sharon Gist Gilliam
	Hallie Amey
	Earnest Gates
	Dr. Mildred Harris
	Lori Healey
	Michael Ivers
	Carlos Ponce
	Sandra Young
	Mary Wiggins

Absent:	Martin Nesbitt
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Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Terry Peterson, Chief Executive Officer of the CHA then presented his report. Per Mr. Peterson, the agenda this morning is light, but it's no reflection of the broader agenda for the year ahead – which is full of activity. Per Mr. Peterson, with the halfway point behind us and more than half of the new units completed and occupied, the Plan for Transformation is proceeding. The CHA expects to complete another 1400 units this year. Of these, approximately 300 will be new construction and the rest will be rehabs. The big challenge CHA will face in the coming year is not so much about getting units ready for residents as about getting residents ready for units in new, mixed-income communities. In the new CHA, residents can no longer spend their life without a job. They must pay their bills. They cannot house criminals. They cannot deface or abuse their common areas. And property managers can no longer neglect the properties. Mr. Peterson concluded his report by saying that the CHA Board and staff are prepared to do whatever it takes to help residents succeed.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced the Resolutions discussed in Executive Session. Commissioner Ivers then presented an Omnibus Motion to approve Executive Session Items 1 and 2.

(Executive Session Item 1)

RESOLUTION NO. 2005-CHA-1

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 5, 2005 requesting that the Board of Commissioners approves the Personnel Actions Reports for December 2004.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Reports for December 2004.

(Executive Session Item 2)

RESOLUTION NO. 2005-CHA-2

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 18, 2005 entitled "Approval to Provide Lump Sum Pay for Performance Award to the Chief Executive Officer";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes a 5% one-time lump sum pay for performance award to the Chief Executive Officer.

The Motion to adopt Executive Session Items 1 and 2 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Carlos Ponce
Sandra Young
Mary Wiggins

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

In the absence of Commissioner Martin Nesbitt, Chairperson of the Finance & Audit Committee, Commissioner Healey then presented the monthly report. Per Commissioner Healey, the Finance & Audit Committee Meeting was held on Wednesday, January 12, 2005 at 1:00 p.m. at the 626 W. Jackson Corporate offices. The Chief Financial Officer and her staff presented the Committee with the December 2004 Treasury and Cash Flow Report and 2005 Annual Cash Flow Forecast.

Commissioner Healey then introduced an Omnibus Motion for adoption of resolutions for Items A1 through A3, discussed, voted and recommended for Board approval by the Finance & Audit Committee.

(Item A1)

The resolution for Item A1 approves award of contract to Fries Frame Productions for the development and production of CHA's cable television show "A Better Place." In accordance with the requirements sought, as outlined in the RFP, Fries Frame has extensive experience in developing government informational programming. The show, in addition to being a primary communications tool, is also serving as a conduit of information and inspiration to current residents as it focuses on success stories resulting from the Plan for Transformation. Focus groups with CHA residents and the general public, along with tracking information received from call-ins, determined that the show is highly viewed and the information is being positively received. Fries Frame has successfully provided the CHA with similar services for the past two years.

RESOLUTION NO. 2005-CHA-3

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated January 12, 2005, entitled "Contract Award for Development & Production of CHA Cable Television Show" to Fries Frame Productions

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Fries Frame Productions to produce and develop the CHA cable television show for an initial one (1) year period for an amount-not-to-exceed \$500,000 with a one (1) year extension option, subject to Board and (if required) U.S. Department of Housing and Urban Development ("HUD") approval.

(Item A2)

A Request for Proposal (RFP) was advertised in August 2004 in area newspaper soliciting qualified firms to furnish janitorial services at CHA's administrative field offices. Of the four proposals received, three Respondents were determined to be in the competitive range and were asked to participate in discussions and to submit Best and Final Offers. Based on lengthy negotiations with the Respondents and the established evaluation scoring criteria, the CHA selected Tidy International Inc. because it provided the CHA with the best overall proposal and value for CHA's required janitorial services. Accordingly, the resolution for Item A2 approves award of contract to Tidy International Inc.

RESOLUTION NO. 2005-CHA-4

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 12, 2005 entitled "Authorization to enter into a Contract with Tidy International Inc. for Janitorial Services";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to negotiate and enter into a firm fixed contract with Tidy International Inc. for Janitorial Services for an amount not-to-exceed \$1,534,060.00 for a two-year base term with an option to extend said contract for one (1) additional year

(Item A3)

The resolution for Item A3 approves an Intergovernmental Agreement with the City Department of Fleet to allow the CHA to purchase fuel, car washes, road services, and towing and repair services for CHA owned vehicles and heavy equipment used for official CHA business, while significantly reducing operating costs to the CHA. Under this Agreement, Fleet will also perform repairs on CHA owned vehicles that become disabled and have to be towed. Services on vehicles may include, but not be limited to, towing, road service, minor and major repairs and maintenance to mechanical components, engines, body work, glass, electrical systems, tires and other work and may include replacement of parts as necessary. Needed repair parts will be

charged to the CHA on a pass-through basis at Fleet's cost, dollar-for-dollar. In addition to the road service, towing and repair service, Fleet will also provide fueling and car washes to the CHA.

RESOLUTION NO. 2005-CHA-5

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 12, 2005, entitled "Authorization To Enter Into An Intergovernmental Agreement With The City of Chicago's Department of Fleet Management”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the City of Chicago acting through its Department of Fleet Management for the maintenance and repair of CHA vehicles in the amount not-to-exceed \$270,000 for vehicle maintenance, repairs, fueling, and car wash services for the period of January 1, 2005 to December 31, 2007 with two options to extend the agreement, each for a period of 3 years, subject to approval by the Board of Commissioners

The Omnibus Motion to adopt resolutions for Items A1 through A3 was seconded by Commissioner Amey and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Carlos Ponce
Sandra Young
Mary Wiggins

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

Commissioner Gates, Chairperson of the Operations Committee then presented his report. Per Commissioner Gates, the Operations and Facilities Committee Meeting was held on Wednesday, January 12, 2005 at approximately 1:45 p.m. at the 626 W. Jackson Corporate offices. Rich Rodriguez, Managing Director of Operations, and his staff presented the Committee with an update on Construction Activity at Wentworth Gardens and an overview for Planned Improvements at Altgeld Murray.

Commissioner Gates then introduced an Omnibus Motion for adoption of resolutions for Items B1 through B4, discussed, voted and recommended for Board approval by the Operations Committee.

(Item B1

As part of the Capital Improvement Program (CIP), the CHA solicited bids for the general renovation and redevelopment of site infrastructure for existing town homes and support facilities. The work will include, but not be limited to exterior masonry, update of roofing system replacement of exterior doors and frames, upgrade of mechanical systems, and site infrastructure work at Altgeld Gardens (IL2-007) and Phillip Murray Homes (IL2-011). In addition, trees, shrubs, etc. will be removed as needed to clear the way for new construction. A dewatering system will be installed and the sod, grass and topsoil will be removed and replaced with new topsoil and sod where needed. This work is the first step in preparing for the general rehabilitation of these family housing developments starting in 2005. Of the five bids received, Aldridge Electric was determined to be the lowest and responsible bidder.

RESOLUTION NO. 2005-CHA-6

WHEREAS, the Board of Commissioners has reviewed Board Letter dated December 22, 2004 entitled "AUTHORIZATION TO EXECUTE A CONTRACT WITH ALDRIDGE ELECTRIC, INCORPORATED FOR SITE INFRASTRUCTURE WORK AT ALTGELD GARDENS (IL2-007) AND PHILLIP MURRAY HOMES (IL2-011)";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract in the amount of \$7,543,000.00 with Aldridge Electric, Inc. for site infrastructure work at Altgeld Gardens (IL2-007) and Phillip Murray Homes (IL2-011). The principal address for both developments is 130th Street and Ellis Avenue. The contract term will commence on the date specified in the Notice to Proceed and extend for four hundred twenty six (426) calendar days. The contract is subject to the Contractor's compliance with CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

(Item B2)

The CHA's construction program under the Plan for Transformation utilizes Owner's Representative (OR) services to oversee the demolition of Senior and Family housing units which have been determined to be too costly to renovate. Their responsibilities include, but are not limited to: professional observation, scheduling, coordination, writing project scopes of work and project scopes for pricing, demolition consultation, administration, documentation, and close-out of the assigned projects. They will be the managers for the duration of all phases of demolition activities. It is anticipated that the OR services will be primarily needed at, though not limited to, thirteen (13) locations: ABLA – Abbott, ABLA – Jane Addams, Cabrini Extension North, Cabrini Extension South, William Green Homes, Henry Horner Homes, Madden Park, Rockwell Gardens, Stateway Gardens, Robert Taylor Homes, Washington Park, Wells Homes, and Wells Extension. In September 2004 a Request for Proposal was advertised in area newspapers and the CHA also directly solicited ninety nine (99) firms, including thirty seven (37) MBE/WBE/DBE firms. Of the eleven proposals received, four respondents were within the competitive range established by the department of Procurement and Contracts. Upon further consideration of each Respondent following the presentations, the Evaluation Committee recommended that Globetrotters Engineering Corporation be awarded the contract for OR services for demolition. Accordingly, the resolution for Item B2 approves award of contract to Globetrotters Engineering Corporation.

RESOLUTION NO. 2005-CHA-7

WHEREAS, the Board of Commissioners has reviewed Board Letter dated December 10, 2004 entitled "AUTHORIZATION TO EXECUTE CONTRACT WITH GLOBETROTTERS ENGINEERING CORPORATION FOR OWNER'S REPRESENTATIVE SERVICES FOR DEMOLITION";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Globetrotters Engineering Corporation (Globetrotters) in an amount not-to-exceed \$1,375,000.00 for Owner's Representative services for demolition. The contract shall take effect on the date of the Notice to Proceed, and shall continue for a base of two (2) years, with options for two (2) additional one (1) year extensions. The award of this contract is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirement

(Item B3)

As part of the Capital Improvement Program (CIP), Contract No. 9383 was executed between the CHA and ERS/Oppidan Joint Venture for Prime Design Consultant (PDC) services at Judge Fisher Apartments (IL2-044D) and Sheridan/Devon Apartments (IL2-073). The resolution for Item B3 approves ratification of an amendment to Contract No. 9383 for additional work completed by ERS/Oppidan which includes site surveys, landscaping services, up-dated

construction documents with respect to the elevator system at Judge Fisher Apartments, and reviewed Scope of Work requirements added as a consequence of the re-bid process for Phase IV buildings in order to comply with the City of Chicago Building Code. ERS/OPP also provided oversight of the permit application process and, in response to requests from the City of Chicago Department of Construction and Permits, revised construction documents for both buildings to ensure that ADA units complied with applicable codes. Finally, per the request of the Capital Construction Division, ERS/OPP also revised the construction documents to include window replacements at Judge Fisher Apartments and arranged for the inspection and testing of, and development of load calculations for, the roof at Sheridan/Devon Apartments.

RESOLUTION NO. 2005-CHA-8

WHEREAS, the Board of Commissioners has reviewed Board Letter dated January 03, 2005, entitled “AUTHORIZATION TO AMEND CONTRACT NO. 9383 WITH ERS/OPPIDAN JOINT VENTURE FOR THE PROVISION OF PRIME DESIGN CONSULTANT SERVICES AT JUDGE FISHER APARTMENTS (IL2-044D) AND SHERIDAN/DEVON APARTMENTS (IL2-073)”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners ratifies the amendment of Contract No. 9383 with ERS/Oppidan Joint Venture to increase it’s funding by \$301,604.00 for completed Prime Design Consultant services at Judge Fisher Apartments and Sheridan/Devon Apartments not included in the original Scope of Work. The new total value of Contract No. 9383 will be \$4,317,800.00. This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements. The length of the contract is unchanged

(Item B4)

CHA introduced pre-qualification pools for private property management firms in 2001. The pre-qualification pool established in 2001 expired in April 2004. The pre-qualification pools are used to qualify private property management companies to manage multi-family developments, scattered-site portfolios, senior developments, mixed income units, and administrative properties owned by the CHA. The primary responsibilities of the PPMs include: rent collection, maintenance of the properties they manage, budgeting and referrals of residents to social services through the Service Connectors program. Annually CHA will issue a Request for Qualifications to allow additional PPM’s the opportunity to pre-qualify. The CHA intends to allow the current pre-qualification pools to remain in existence. PPMs in the pools will be required, bi-annually, to submit documentation regarding their licenses, qualifications, solvency, etc. to maintain their pre-qualification status. In September 2004, a Request for Qualification was advertised in area newspapers. In addition to advertising, thirty-five firms were directly solicited, including five (5) MBE/WBE firms. Twenty responses were received and evaluated. The Contracting Officer set a competitive range for each property type resulting in thirteen (13) firms being pre-qualified to manage senior, thirteen (13) for family, twelve (12) for scattered sites, thirteen (13) for mixed-income and four (4) for administrative properties. Accordingly, the resolution for Item B4 approves the establishment of five pre-qualified pools with the listed companies in the following resolution:

RESOLUTION NO. 2005-CHA-9

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated January 10, 2005, titled Authorization “To Establish Five Pre-Qualification Pools Of Private Property Management Companies To Manage Multi-Family Developments, Senior Developments, Mixed Income Units, Scattered-Site Portfolios and Administrative Properties”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to establish five (5) pre-qualification pools with the following companies pre-qualified in the categories as described below:

Firms:

Senior	Family	Scattered Sites	Mixed Income	Administrative
East Lake Mgmt. (MBE)	East Lake Mgmt. (MBE)	Hispanic Housing	East Lake Mgmt. (MBE)	Granite Asset Mgmt./MB Real Estate (JV)
Habitat Company	Habitat Company	Woodlawn	Habitat Company	U.S. Residential
U.S. Residential	U.S. Residential	Urban Property Advisors (MBE)	Interstate Realty	East Lake Mgmt. (MBE)
Jane Adams Hull House (Housing Resource Center)	Woodlawn Community Dev.	Jane Adams Hull House (Housing Resource Center)	Metroplex, Inc.	Legum & Norman
Woodlawn Community Dev.	Urban Property Advisors (MBE)	Legum & Norman	U.S. Residential	
Hispanic Housing	Legum & Norman	Metroplex, Inc	Urban Property Advisors (MBE)	
Urban Property Advisors (MBE)	Hispanic Housing	East Lake Mgmt. (MBE)	Woodlawn Community	
Legum & Norman	Metroplex, Inc.	U.S. Residential	Dharill Mgmt. (MBE)	
Interstate Realty	Dharill Mgmt. (MBE)	Midwest Management	Midwest	
Metroplex, Inc.	H.J. Russell (MBE)	Dharill Mgmt. (MBE)	The Community Builders/Granite (JV)	
The Community Builders/Granite (JV)	Interstate Realty	HSR Property Service	Legum & Norman	
Dharill Mgmt. (MBE)	Midwest Management	The Community Builders/Granite (JV)		
H.J. Russell (MBE)	The Community Builders/Granite (JV)			

The Omnibus Motion to adopt resolutions for Items B1 through B4 was seconded by Commissioner Healey and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Carlos Ponce
Sandra Young
Mary Wiggins

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Sharon Gist Gilliam
Chairperson

S/B: Lee Gill, Custodian and
Keeper of Records